111.0	0002	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	695,100 / 695,100
					USE VALUE:	695,100 / 695,100
					ASSESSED:	695,100 / 695,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		BERKELEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AHERN DOROTHY R
Owner 2:	
Owner 3:	
Street 1:	7 BERKELEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,764 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Clapboard Exterior and 1548 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	7	22D
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5764.000	280,100		415,000	695,100
Total Card	0.132	280,100		415,000	695,100
Total Parcel	0.132	280,100		415,000	695,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 449.03 | /Parcel: 449.0

Legal Description

User Acct

70586

GIS Ref

GIS Ref

Insp Date

11/12/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 111.0-0002-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	280,100	0	5,764.	415,000	695,100	695,100	Year End Roll	12/18/2019
2019	101	FV	223,700	0	5,764.	409,100	632,800	632,800	Year End Roll	1/3/2019
2018	101	FV	223,700	0	5,764.	314,200	537,900	537,900	Year End Roll	12/20/2017
2017	101	FV	223,700	0	5,764.	296,500	520,200	520,200	Year End Roll	1/3/2017
2016	101	FV	223,700	0	5,764.	272,700	496,400	496,400	Year End	1/4/2016
2015	101	FV	210,100	0	5,764.	255,000	465,100	465,100	Year End Roll	12/11/2014
2014	101	FV	210,100	0	5,764.	234,800	444,900	444,900	Year End Roll	12/16/2013
2013	101	FV	210,100	0	5,764.	234,800	444,900	444,900		12/13/2012

!8629!

PRINT

Date	Time
12/10/20	23:10:51

LAST REV

Date	Time
11/30/20	14:37:39

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8629

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10143-364		8/16/1962		99	No	No		Francis J Ahern is Deceased

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/12/2010	296	Redo Kit	33,400	C				& REPAIR WATER DAM
2/17/2010	117	Manual	1,500					REMOVE RUGS, SOME
9/18/1995	539	Manual	7,000					FOUNDATION REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2020	OWNR INFO	JO	Jenny O
11/12/2018	MEAS&NOTICE	HS	Hanne S
6/3/2010	Info Fm Prmt	BR	B Rossignol
11/21/2008	Meas/Inspect	201	PATRIOT
2/3/2000	Measured	197	PATRIOT
8/31/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	70586
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5764		Sq. Ft.	Site		0	70.	1.03	6									415,044						415,000	

Total AC/HA: 0.13232 | Total SF/SM: 5764 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 415,044 | Spl Credit | Total: 415,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.32829452
Const Adj.:	0.99495000
Adj $ / SQ:	138.767
Other Features:	93300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	344079
Depreciation:	63999
Depreciated Total:	280080

COMMENTS

OF=LAUNDRY SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

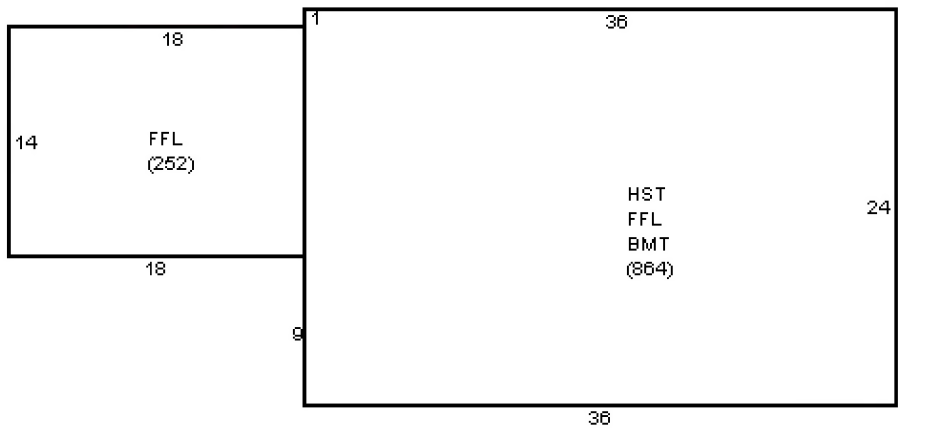
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



6

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	138.77
Special Features:	0	Val/Su Net:	116.13
Final Total:	280100	Val/Su SzAd	180.94

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,116	138.770	154,864
BMT	Basement	864	41.630	35,968
HST	Half Story	432	138.770	59,947

Net Sketched Area:	2,412			Total:	250,779
Size Ad	1548	Gross Are	2844	FinArea	1548

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

111.0-0002-0023.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	